

# oakheart

£190,000

Price Guide

High Street, Great Yeldham





\*Guide Price £190,000 - £210,000\*

Nestled in the heart of the picturesque village of Great Yeldham, this unique and well-presented one-bedroom home offers an excellent opportunity for first-time buyers or those looking for a low-maintenance investment home. Spread over three floors, this home is thoughtfully designed to maximise space and comfort.

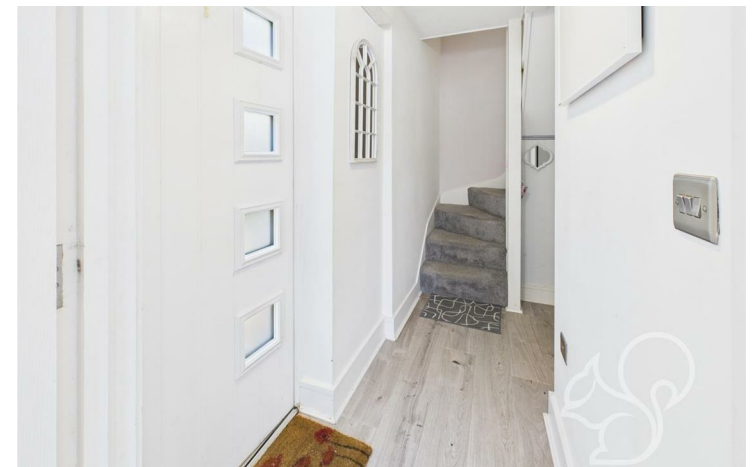
Upon entering, you are welcomed by an entrance hall leading to a spacious and well-equipped kitchen/diner, featuring modern cabinetry, work surfaces, and space for essential appliances. This sociable space is perfect for cooking,

dining, and entertaining. The first floor hosts a bright and airy double bedroom with an en-suite shower room, complete with a stylish three-piece suite. Ascending to the top floor, you'll find a generously sized lounge filled with natural light, offering a cozy retreat to relax and unwind.

The property further benefits from two allocated parking spaces, as well as three visitor parking spaces, ensuring convenience for residents. Great Yeldham itself provides essential local amenities, including a primary school and a convenience store, while additional shopping, leisure facilities, and schools are available in the nearby towns of Sible Hedingham and Halstead. Commuters will appreciate the easy access to train services from Sudbury,

connecting via Marks Tey or Witham to London Liverpool Street, as well as excellent road links via the A12, A120, and M11, providing straightforward travel to Stansted Airport and beyond.

With its charming village location, well-designed layout, and modern conveniences, this delightful home offers a perfect balance of comfort and accessibility. Don't miss this fantastic opportunity—contact us today to arrange a viewing!

















Local Authority:  
Essex

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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